



**METROPOLITAN DEVELOPMENT COMMISSION  
HEARING EXAMINER**

March 27, 2025

<b>Case Number:</b>	2025-ZON-021
<b>Property Address:</b>	2102 Brookside Avenue (Approximate Address)
<b>Location:</b>	Center Township, Council District #8
<b>Petitioner:</b>	Powderhouse Indy, LLC, by Nicholas Rosiello
<b>Current Zoning:</b>	MU-1
<b>Request:</b>	Rezoning of 0.079-acre from the MU-1 district to the D-8 district to provide for residential development.
<b>Current Land Use:</b>	Undeveloped
<b>Staff Recommendations:</b>	Approval
<b>Staff Reviewer:</b>	Marleny Iraheta, Senior Planner

**PETITION HISTORY**

This is the first public hearing for this petition.

**STAFF RECOMMENDATION**

Staff **recommends approval** of the request.

**PETITION OVERVIEW**

**LAND USE**

The 0.079-acre subject site is an undeveloped corner lot bordered to the north by an undeveloped parcel, zoned MU-1, a single-family dwelling to the east, zoned MU-1, a church to the south, zoned SU-1, and a massage therapy business to the west, zoned D-8.

**REZONING**

This petition would rezone this site from the MU-1 district to the D-8 district to allow for residential development that would not be permitted in the existing zoning district.

The MU-1 District is intended for the development of high-rise office uses and apartments intermixed, grouped in varying combinations, or provided in the same building. MU-1 is designed for use along arterials with both high-traffic counts and positive pedestrian experience or demand. Appropriate settings for the MU-1 district include the midtown and uptown areas of the city, very near rapid transit stops, or in the midst of high intensity regional commercial complexes.



The D-8 district is intended for a variety of housing formats, with a mix of small-scale multi-unit building types. This district can be used as a part of new mixed-use areas, or for infill situations in established urban areas, including medium and high-density residential recommendations of the Comprehensive Plan, and the Traditional Neighborhood, City Neighborhood, and Village or Urban Mixed-Use Typologies of the Land Use Pattern Book.

**STAFF ANALYSIS**

The rezoning request would be consistent with the Comprehensive Plan recommendation for village mixed-use development since it contemplates detached housing. Furthermore, the site is adjacent to residential uses and the D-8 district to the west. The newly proposed single-family dwelling would fit within the context of the surrounding area.

For these reasons, staff is recommending approval of the request.

**GENERAL INFORMATION**

<b>Existing Zoning</b>	MU-1	
<b>Existing Land Use</b>	Undeveloped	
<b>Comprehensive Plan</b>	Village Mixed-Use	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
	North:	MU-1 Undeveloped
	South:	SU-1 Church
	East:	MU-1 Residential (Single-family dwelling)
	West:	D-8 Commercial (Massage Therapist)
<b>Thoroughfare Plan</b>		
Brookside Avenue	Local Street	48-foot proposed right-of-way and 90-foot existing right-of-way.
Jefferson Avenue	Local Street	48-foot proposed right-of-way and 40-foot existing right-of-way.
<b>Context Area</b>	Compact	
<b>Floodway / Floodway Fringe</b>	No	
<b>Overlay</b>	No	
<b>Wellfield Protection Area</b>	No	
<b>Site Plan</b>	March 5, 2025	
<b>Site Plan (Amended)</b>	N/A	
<b>Elevations</b>	N/A	
<b>Elevations (Amended)</b>	N/A	
<b>Landscape Plan</b>	N/A	
<b>Findings of Fact</b>	N/A	
<b>Findings of Fact (Amended)</b>	N/A	

C-S/D-P Statement

N/A

## COMPREHENSIVE PLAN ANALYSIS

### Comprehensive Plan

- Marion County Land Use Plan Pattern Book (2019)
- Near Eastside Quality of Life Plan
- Infill Housing Guidelines (2021)

### Pattern Book / Land Use Plan

- The Comprehensive Plan recommends village mixed-use development.
- The Village Mixed-Use typology creates neighborhood gathering places with a wide range of small businesses, housing types, and public facilities. This typology is intended to strengthen existing, historically small-town centers as well as to promote new neighborhood centers. Businesses found in this typology serve adjacent neighborhoods, rather than the wider community. This typology is compact and walkable, with parking at the rear of buildings. Buildings are one to four stories in height and have entrances and large windows facing the street. Pedestrian-scale amenities such as lighting, landscaping, and sidewalk furniture also contributes to a walkable environment in this typology. Uses may be mixed vertically in the same building or horizontally along a corridor. Public spaces in this typology are small and intimate, such as pocket parks and sidewalk cafes. This typology has a residential density of 6 to 25 dwelling units per acre.
- The Pattern Book lays out a land use classification system that guides the orderly development of the county, protects the character of neighborhoods and serves as a policy guide for development or redevelopment of a site.
- The following elements of the Pattern Book apply to this site:
  - **Conditions for All Land Use Types**
    - All land use types except small-scale parks and community farms/gardens in this typology must have adequate municipal water and sanitary sewer.
    - All development should include sidewalks along the street frontage.
    - In master-planned developments, block lengths of less than 500 feet, or pedestrian cut-throughs for longer blocks, are encouraged.
    - Where possible, contributing historic buildings should be preserved or incorporated into new development.
  - **Conditions for All Housing**
    - Should be within a one-quarter-mile distance (using streets, sidewalks, and/or off-street paths) of a school, playground, library, public greenway, or similar publicly accessible recreational or cultural amenity that is available at no cost to the user.
    - Should be oriented towards the street with a pedestrian connection from the front door(s) to the sidewalk. Driveways/parking areas do not qualify as a pedestrian connection.

- **Detached Housing**
  - The house should extend beyond the front of the garage. Garages should be loaded from an alley or side street when possible and should be detached if located on the side of the house.

### Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.

### Neighborhood / Area Specific Plan

- The property falls within the Near Eastside Quality of Life Plan.
- Approval could address Priority #1 to develop quality affordable and market-rate homeownership opportunities under the Housing category by developing market rate homes for homeownership.

### Infill Housing Guidelines

- BUILDING ELEVATIONS AND ARCHITECTURAL ELEMENTS
  - **1. Utilize Foundation Styles and Heights that are Consistent with Nearby Houses:** The height of the foundation affects where doors, porches, and windows are located. Unless there are special circumstances that require additional height, such as the location is in or near a floodplain, the foundation height for new construction should be consistent with nearby buildings.
  - **2. Be Consistent with Surrounding Entry Locations:** Main entries should be visible from the street. Entries should not be hidden, obscured, or missing from the main street elevation (front). The entry should reflect a similar characteristic to those that surround it, such as formal or casual, recessed or flush, narrow or wide.
  - **3. Where Appropriate, Include Porches or Stoops:** Use context to determine if front porches are consistent elements used in the neighborhood. If so, add porches or stoops to new construction.
  - **4. Coordinate the Location and Door Style of Balconies with the Surrounding Neighborhood:** Balconies are common architectural elements in some neighborhoods, but uncommon in others. Balconies along the street should be used when appropriate. When a balcony is used, consider the appropriate door access for the type of balcony. For example, Juliet balconies, which are intended to bring the outside in, make the most sense when French doors are used.

- **5. Consider Nearby Roof Styles:** The basic outline of a new building should reflect building outlines typical of the area. Roof selection and overall height contribute to the building outline. Select roof shapes that are frequently used in the neighborhood.
- **6. Fenestration Should Relate to the Surrounding Context:** Windows and doors should be arranged on buildings so as not to conflict with the basic fenestration patterns in the neighborhood. The proportion of glass (windows) to solid materials (wood, bricks, and other materials) which is found within the surrounding context should be reflected in new construction. Every elevation (sides and rear) should have windows on each story to help break up the monotony of the façade.
- **7. Materials Used Should Reflect the Context of the Neighborhood:** Introducing new materials that are not used in the existing context should be done in a way where those materials are not the dominant material and make up less than 30% of the overall façade design.
- **8. Consider Unique Neighborhood Features:** In addition to the architectural features mentioned above, consider other common features like chimneys, dormers, gables, and overhanging eaves that shape the character of a neighborhood. When possible, include these features into new construction.

#### **Indy Moves**

(Thoroughfare Plan, Pedestrian Plan, Bicycle Master Plan, Greenways Master Plan)

- Not Applicable to the Site.

## ZONING HISTORY

### Zoning History – Vicinity

**2023-CZN-853 / 2023-CVR-853; 29 Massachusetts Avenue** (northwest of site), Rezoning of 0.14 acre from the C-3 district to the D-8 district and variance of use and development standards of the Consolidated Zoning and Subdivision Ordinance to provide for an addition to a single-family dwelling with a two-foot west side setback (five feet required) and a six-foot corner east side setback (eight feet required), **approved and granted.**

**2023-UV2-004; 2029 Massachusetts Avenue** (northwest of site), Variance of use of the Consolidated Zoning and Subdivision Ordinance to legally establish an existing dwelling and provide for an addition with a six-foot front setback from Jefferson Avenue, with garage access from Jefferson Avenue, **withdrawn.**

**2008-SE1-003; 2125, 2129 and 2205 Brookside Avenue** (east of site), Special Exception of the Dwelling Districts Zoning Ordinance to provide for a 1,063-square foot addition to an existing church (existing church permitted by petition 99-SE3-1), and a surface parking lot with ten off-street parking spaces at 2205 Brookside Avenue, **granted.**

**2005-ZON-843 / 2005-VAR-843; 2121, 2129, and 2149 Massachusetts Avenue** (northeast of site), Rezoning of 0.687 acre, being in the C-7 District, to the I-1-U classification to legally establish, and provide for the expansion of light-industrial uses and Variance of Development Standards of the Industrial Zoning Ordinance to provide for the construction of a 4,320-square foot building with a four-foot front yard setback (minimum twenty-foot front yard setback required), and a VARIANCE OF USE of the Commercial Zoning Ordinance to provide for a truck staging and maneuvering area and a dumpster enclosure accessory to a light industrial use (industrial uses not permitted), **approved and granted.**

**2000-ZON-077; 2207 North Brookside Avenue** (east of site), rezoning from a D-5 District to the SU-1 classification to provide for the construction of a church, **withdrawn.**

**99-SE3-1; 2129 North Brookside Avenue** (east of site), Special exception of the Dwelling Districts Zoning Ordinance to provide for a religious use, **granted.**

**99-Z-6; 2101, 2113, 2115, 2117 and 2123 East Brookside Avenue and 1527 North Jefferson Avenue** (south of site), Rezone 0.1 acre from C-5 to the SU-1 classification, **approved.**

**98-Z-258; 2129 North Brookside Avenue** (east of site), Rezoning of 0.427 acre, being in the D-5 District, to the SU-1 classification to provide for religious uses, **withdrawn.**

**96-UV1-25; 2130-2140 Brookside Avenue** (northeast of site), Variance of use of the Commercial Zoning Ordinance to provide for the storage of a pick-up truck associated with an adjacent business (not permitted) within an existing building, **granted.**

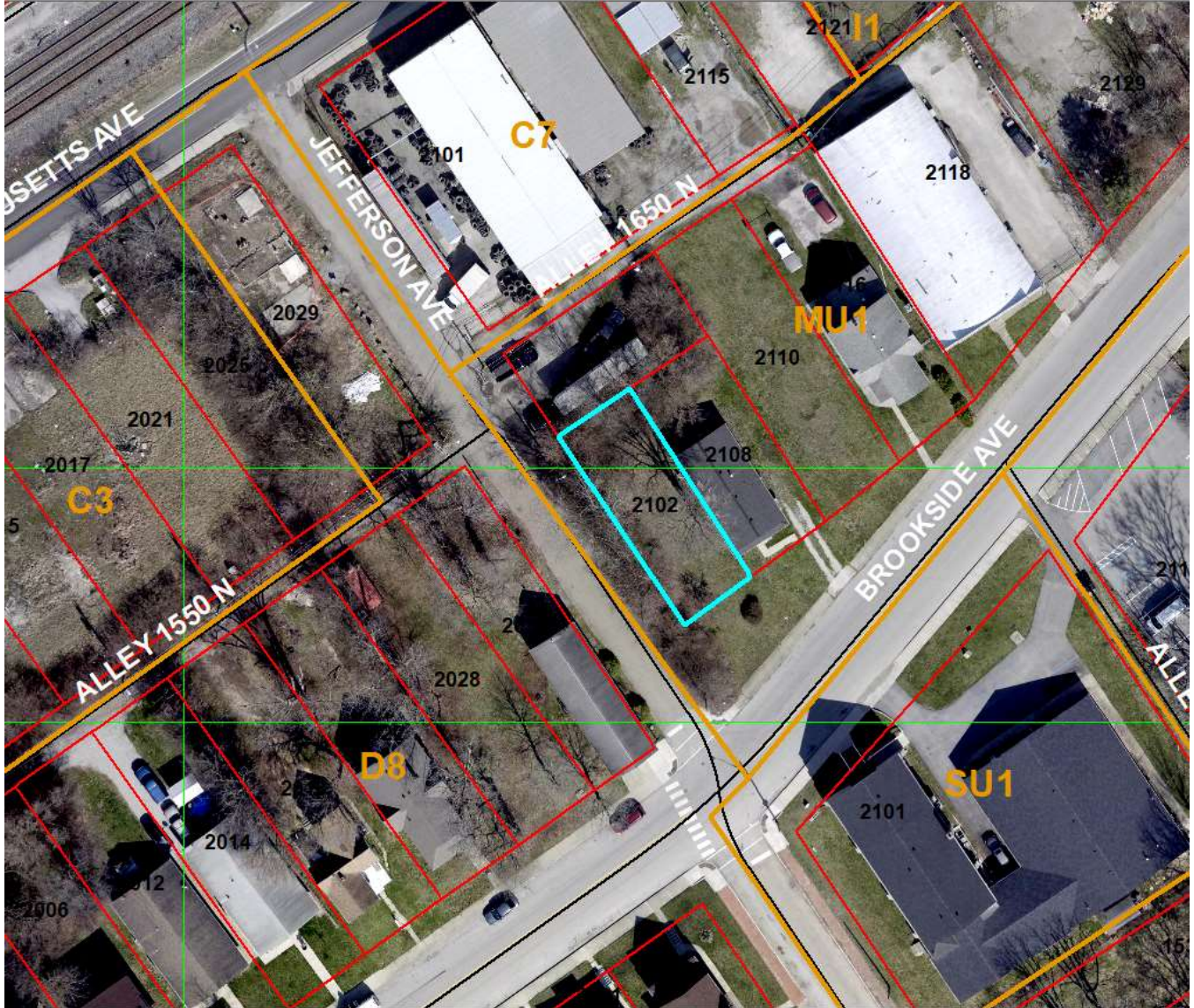


**Department of Metropolitan Development  
Division of Planning  
Current Planning**

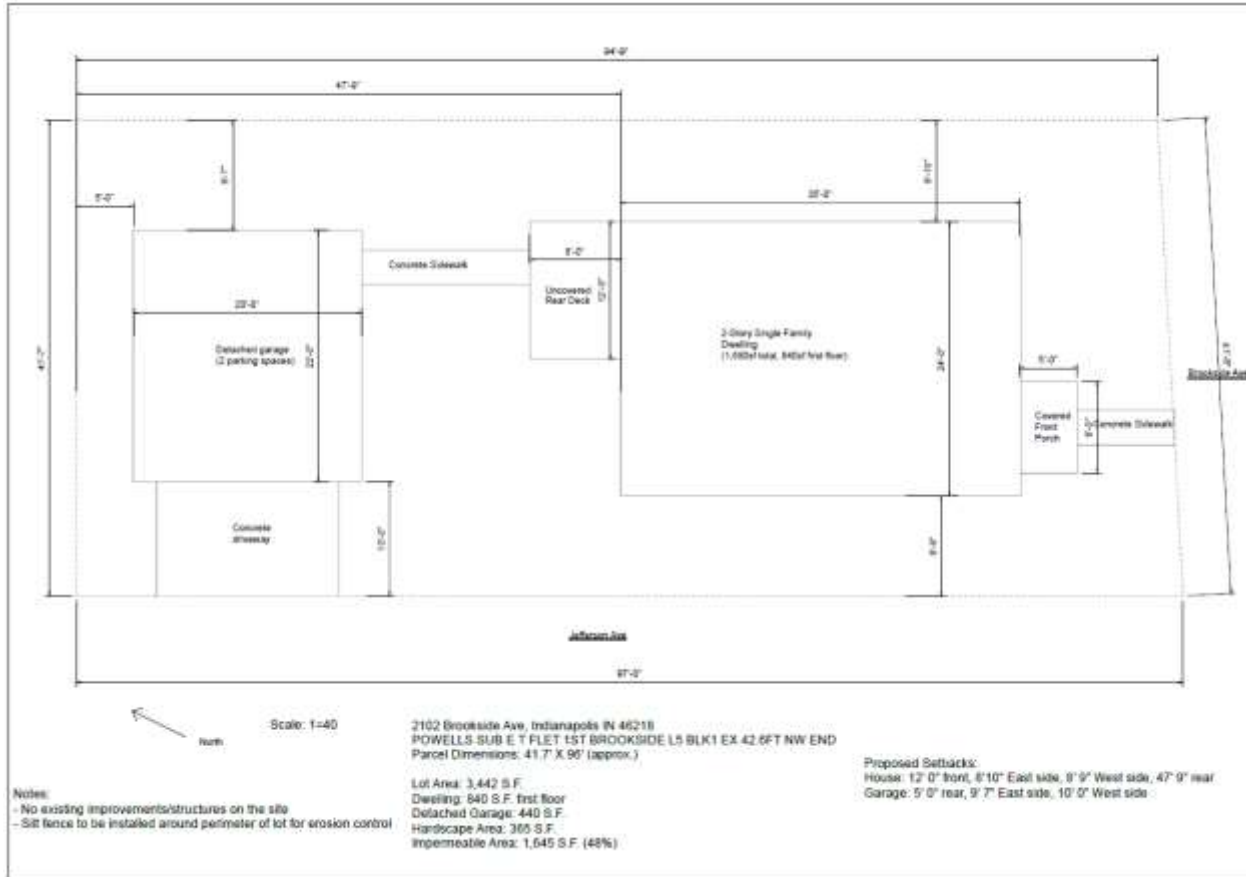
**94-SE1-6; 2102 Brookside Avenue** (north of site), Special Exception of the Dwelling Districts Zoning Ordinance to provide for the construction of a 2, 432 square foot building for an existing church, **granted**.

**84-UV3-35; 2101 Massachusetts Avenue** (north of site), Variance of use of the Commercial Zoning Ordinance to provide for the existing building with a 32 by 81-foot addition to be used for recapping and warehousing of tires, **granted**.

EXHIBITS







Evolved Builders  
All drawings to  
be used in 2022

Proposed Site Plan  
2102 Brookside Ave, Indianapolis IN 46218



Photo of the subject site.



Photo of the subject site looking northwest along Jefferson Avenue.



Photo of the subject site looking southeast on Jefferson Avenue.



Photo of the undeveloped parcel northwest of the site.



Photo of the single-family dwellings east of the site.



Photo of the massage therapy business west of the site.



Photo of the church south of the site.